

C-O-R-R-E-C-T-E-D
(revisions shown in strike-out/underline type)

**MEETING AGENDA
CITY OF PLEASANT HILL
ARCHITECTURAL REVIEW COMMISSION**

**October 7, 2010
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.ci.pleasant-hill.ca.us (925) 671-5209

CHAIR: RICHARD STANTON

VICE CHAIR: GEORGE CORRIGAN

MEMBERS: JILL BERGMAN, JOHN HART, THOR SCORDELIS

Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Architectural Review Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing. Materials related to an item on this agenda submitted to the Commission after distribution of the packet are available for public review in the City of Pleasant Hill Planning Division at 100 Gregory Lane, Pleasant Hill, CA 94523 during normal business hours. Such documents are also available on the City of Pleasant Hill website at www.pleasant-hill.ca.us subject to staff's ability to post the documents before the meeting.

An appeal of the decision or conditions of the Architectural Review Commission to the City Council must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

The public is welcome at this time to address the Architectural Review Commission on any subject, with the exception of scheduled items. Comments are limited to three minutes per speaker.

ANNOUNCEMENTS

MINUTES

[September 23, 2010](#)

PRESENTATION

1. ARC 10-018, NEW COMMUNITY CENTER, 320 CIVIC DRIVE (20 Minutes)

The applicant, Pleasant Hill Recreation & Park District, will provide a presentation on plans for a new community center and related site improvements, to replace the existing community center at 320 Civic Drive. Assessor's Parcel Number: 153-050-064.

PUBLIC HEARINGS

1. ARC 10-014, T-MOBILE WIRELESS FACILITY, 321 GOLF CLUB ROAD – DIABLO VALLEY COLLEGE (20 Minutes)

[Staff Report](#)
[Attachments](#)

The applicant is requesting design review approval to install an 80-foot tall artificial pine tree to accommodate a wireless communication facility. The wireless facility will include nine panel antennas and nine amplifiers including four ground located equipment cabinets. In addition, the Commission is requested to accept the Exemption pursuant to Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, which consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. Assessor's Parcel Number: 153-040-009.

Project Planner: Lori Radcliffe, (925) 671-5297, lradcliffe@ci.pleasant-hill.ca.us

2. ARC 08-027 & ARC 10-023, PLEASANT HILL RECREATION AND PARK DISTRICT – NEW SENIOR CENTER AND TEEN CENTER, 233 & 147 GREGORY LANE (60 Minutes)

[Staff Report](#)
[Attachments A-D](#)
[Attachments E-F](#)

Public hearing to consider approval of Architectural Review Permits for a new 22,587 square foot Senior Center and a new 5,002 square foot Teen Center to replace existing facilities at Pleasant Hill Park, including site and landscaping improvements, tree removals, and shared parking. In addition, the Commission is requested to accept the Final Mitigated Negative Declaration prepared by the Recreation and Park District and determine, pursuant to Section 15162 of the Guidelines of the Implementation of the California Environmental Quality Act (CEQA) of 1970, that no subsequent environmental document is necessary for the proposed project. Assessor's Parcel Number's 150-141-006 & 007.

Project Planner: Jeff Olsen, 925-671-5206, jolsen@ci.pleasant-hill.ca.us

3. ARC 09-024, T-MOBILE WIRELESS ANTENNA, 1432 CONTRA COSTA BOULEVARD (*Continued from September 23, 2010, 5 Minutes*)

This item was originally heard by the Commission on September 23, 2010 and continued to the October 7, 2010 meeting date. The applicant is requesting approval for the installation of a wireless communication facility consisting of 6 antennas, 3 radome canister antenna screens, and associated equipment on the roof of an existing building. The installation of the proposed antennas would be at a height of 41' above grade (the existing building height is 36' above grade). In addition, the Commission is also requested to accept the Categorical Exemption proposed for the project pursuant to Section 15303 (Class 3) of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, for construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; where only minor modifications are made to the exterior of the structure. Assessor's Parcel Number 127-050-068. Currently, the item is recommended for continuation to the October 21, 2010 meeting date.

Project Planner: Lori Radcliffe, (925) 671-5297, lradcliffe@ci.pleasant-hill.ca.us

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to the regular meeting of the Architectural Review Commission on October 21, 2010, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.